

**MINUTES
PLANNING BOARD
TOWNSHIP OF CHATHAM
MAY 5, 2014**

Mr. Thomas Franko called the Regular Meeting of the Planning Board to order at 7:34 P.M.

Adequate notice of the meetings of the Planning Board of the Township of Chatham was given as required by the Open Public Meetings Act as follows: Notice in the form of a Resolution setting forth the schedule of meetings for the year 2014 and January 2015 was published in the *Chatham Courier* and the *Morris County Daily Record*, a copy was filed with the Municipal Clerk and a copy was placed on the bulletin board in the main hallway of the Municipal Building.

Answering present to the roll call were Mr. Franko, Mr. Hurring, Mrs. Swartz, Mrs. Abbott, Mr. Brower, and Mr. Travisano. Mrs. Chambers, Mr. Ciccarone, Ms. Hagner, Mr. McCaffrey and Mr. Saluzzi were absent.

Also present were Mr. Robertson and Mr. Banisch.

Approval of Minutes

Mr. Brower moved to approve the minutes of the April 21, 2014 meeting. Mrs. Abbott seconded the motion, and it carried unanimously.

Public Hearing

Amendment to Master Plan: Natural Resources Inventory

Mr. Banisch said that the Environmental Commission is empowered by law to perform certain functions, and the research performed to create the Natural Resources Inventory (NRI) is one of the important tasks that they provide. Mr. Banisch also said that incorporating the Natural Resources Inventory to the Master Plan as an appendix would not affect any of the policies set forth in the Plan elements.

Mr. Robertson had performed a legal review, and he said that proper notices were sent to surrounding municipalities.

Mr. Brower asked if the NRI is an objective document, or if there are aspects that are subjective. Mr. Banisch said that the Inventory does not include any policy statements. Mrs. Swartz added that the NRI should not include any matters of opinion. Mr. Franko said that the NRI describes various natural features in the Township, and it is an objective report.

Mrs. Abbott asked if the Build-Out and Capacity Analysis prepared by Mr. Banisch in 2007 should be part of the NRI. Mr. Banisch said that it would be at the Board's discretion, and Mrs. Abbott noted that the analysis as written is now outdated.

Mrs. Swartz asked about amending the NRI. She also asked about the need for the availability of paper copies of the NRI. Mr. LaConte said that the need for paper copies are due to state laws regarding records retention.

Dot Stilling, the Chairwoman of the Environmental Commission, gave a presentation on the NRI. One of the benefits of adding the NRI to the Master Plan would be that the Township would receive an additional 20 Sustainable Jersey points. Mrs. Stilling noted that in the early 1960's there were plans for a jetport to be established in Chatham Township, which would have diminished the amount of natural resources. Mr. Banisch noted that had the jetport been built, the portion of the Township that is currently part of the Great Swamp would likely be also partially developed residentially. Mrs. Stilling commented on the potential impact that the widening of the Panama Canal might have on traffic in New Jersey from the shipping industry.

Mrs. Stilling said that she would like to see a 1997 report prepared by Apgar Associates regarding the Rolling Knolls Landfill remain in the NRI, as it provides information on the Rolling Knolls site. Mr. Brower asked if the report states that the Rolling Knolls site is a superfund site. Mrs. Stilling said that the report is in favor of having the site be declared as a superfund site. Mr. Brower said that he objects to the Apgar Report being a part of the NRI. The consensus of the Board was that the Apgar Report be removed from the NRI.

Mr. Travisano made a motion to approve the resolution adding the NRI to the Master Plan, subject to the 2007 Build-Out Analysis and the Apgar Report being removed from the NRI. Mr. Brower seconded the motion.

Mr. Robertson said that the Planning Board would be within its right to decide what becomes part of the Master Plan. He also said that the Build-Out Analysis could be omitted from the NRI, as adopted by the Planning Board, as it was never formally adopted.

Mr. LaConte asked if the Master Plan on the Township's website should link to the NRI as posted on the CTEC website after it is adopted, or if it would be separately posted. Mrs. Stilling suggested that the Master Plan have a link.

Mr. Franko suggested that the Planning Board continue the hearing to the next meeting so that the Environmental Commission can ratify the changes suggested by the Planning Board before a vote is taken to add the NRI to the Master Plan. The hearing will be continued to the May 19, 2014 meeting.

Mr. Brower moved to adjourn at 8:51 PM. Mrs. Abbott seconded the motion, and it carried unanimously.

Gregory J. LaConte
Planning Board Recording Secretary